RENTAL MARKET REPORT

Calgary CMA

Canada Mortgage and Housing Corporation

Date Released: December 2006

Highlights

- Apartment vacancy rate at record low level of 0.5 per cent
- The average monthly rent for two-bedroom apartments in new and existing structures in the Calgary CMA was $960.
- The vacancy rate for row (town house) rentals fell to 0.7 per cent
- Conversions of rental stock to condo amounted to 946 units in 2006

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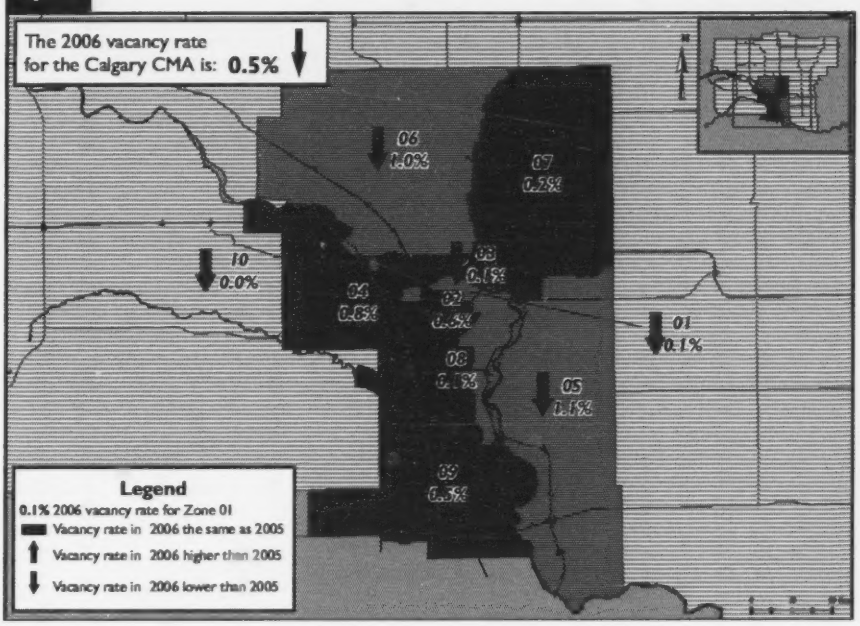

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Apartment Vacancy Rates (%) by Major Centres		
	2005	2006
Abbotsford	3.8	2.0
Calgary	1.6	0.5
Edmonton	4.5	1.2
Gatineau	3.1	4.2
Greater Sudbury	1.6	1.2
Halifax	3.3	3.2
Hamilton	4.3	4.3
Kingston	2.4	2.1
Kitchener	3.3	3.3
London	4.2	3.6
Montréal	2.0	2.7
Oshawa	3.3	4.1
Ottawa	3.3	2.3
Québec	1.4	1.5
Regina	3.2	3.3
Saguenay	4.5	4.1
Saint John	5.7	6.8
Saskatoon	4.6	3.2
Sherbrooke	1.2	1.2
St. Catharines-Niagara	2.7	4.3
St. John's	4.5	5.1
Thunder Bay	4.6	4.9
Toronto	3.7	3.2
Trois-Rivières	1.5	1.0
Vancouver	1.4	0.7
Victoria	0.5	0.5
Windsor	10.3	10.4
Winnipeg	1.7	1.3
Total	**2.7**	**2.6**

National rental vacancy rate inches down to 2.6 per cent

The average rental apartment vacancy rate in Canada's 28 major centres[1] decreased slightly by 0.1 of a percentage point to 2.6 per cent in October 2006 compared to last year.

Solid job creation and healthy income gains helped to strengthen demand for both ownership and rental housing. High levels of immigration were a key driver of rental demand in 2006, as was the increasing gap between the cost of home ownership and renting. These factors have put downward pressure on vacancy rates over the past year.

On the other hand, home ownership demand remained very strong, which can be seen from the near record level of existing home sales and the high level of housing starts in 2006. Strong home ownership demand continues to apply upward pressure on vacancy rates. Adding to this is the high level of condominium completions in some centres. Condominiums are a relatively inexpensive type of housing for renters moving to home ownership. Also, some condominium apartments are owned by investors who rent them out. Therefore, high levels of condominium completions have created competition for the rental market and have put upward pressure on vacancy rates.

The centres with the highest vacancy rates in 2006 were Windsor (10.4 per cent), Saint John (NB) (6.8 per cent), and St. John's (NFLD) (5.1 per cent). On the other hand, the major urban centres with the lowest vacancy rates were Calgary (0.5 per cent), Victoria (0.5 per cent), and Vancouver (0.7 per cent).

The highest average monthly rents for two-bedroom apartments in new and existing structures were in Toronto ($1,067) and Vancouver ($1,045), followed by Calgary ($960) and Ottawa ($941). The lowest average monthly rents for two-bedroom apartments in new and existing structures were in Trois-Rivières ($488) and Saguenay ($485).

By excluding the impact of new structures added to the universe since the last survey and conversions from the calculation, we can get a better indication of the rent increase in existing structures. Overall, the average rent for two-bedroom apartments in existing structures across Canada's 28 major centres increased by 3.2 per cent between October 2005 and October 2006. The greatest rent increases occurred in Calgary where rents were up 19.5 per cent and in Edmonton where rents increased by 9.9 per cent. Excluding Calgary and Edmonton, the average rent for two-bedroom apartments in existing structures was up only 2.4 per cent in 2006 compared to 2005.

In 2006, vacancy rates for rental condominium apartments were below one per cent in five of the seven centres surveyed (Vancouver, Calgary, Edmonton, Toronto, Ottawa, Montréal, and Québec). Rental condominiums in Vancouver and Toronto had the lowest vacancy rate at 0.4 per cent. On the other hand, Québec and Montréal registered the highest vacancy rates for condominium apartments at 1.2 per cent and 2.8 per cent in 2006, respectively. The survey showed that vacancy rates for rental condominium apartments in 2006 were lower than vacancy rates in the conventional rental market in all the surveyed centres, except Calgary and Montréal. The highest average monthly rents for two-bedroom condominium apartments were in Toronto ($1,487), Vancouver ($1,273), and Calgary ($1,257). All surveyed centres posted average monthly rents for two-bedroom condominium apartments that were higher than average monthly rents for two-bedroom private apartments in the conventional rental market in 2006.

[1] Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes.

Also, the average monthly rent for a two-bedroom unit in the secondary rental market (dwelling types[2] other than private apartments such as duplexes and accessory apartments) was lower than the average rent in both the conventional and condominium apartment markets in Montréal and Vancouver. In Toronto, the average monthly rent for a two-bedroom unit in the secondary rental market was slightly higher than in the conventional rental market.

Calgary 2006 Rental Market Survey

Not Many Vacant Apartments in 2006

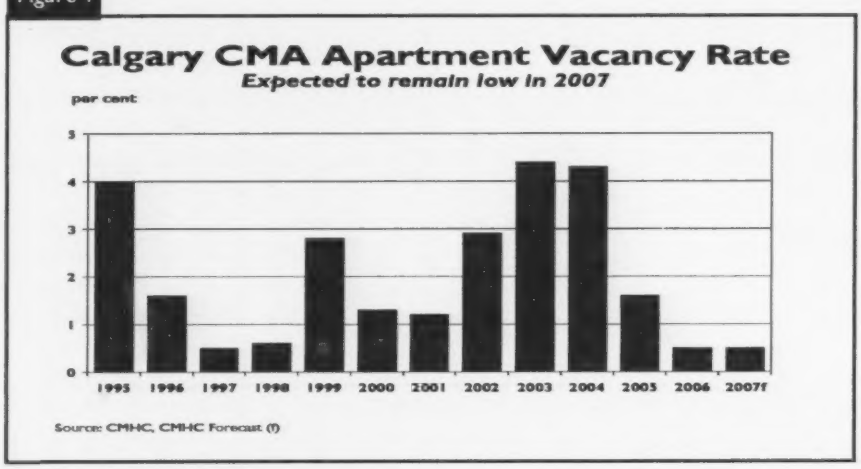
The apartment vacancy rate in the Calgary Census Metropolitan Area (CMA) dropped from 1.6 per cent in October 2005 to 0.5 per cent in October 2006, equalling the lowest vacancy rate on record that occurred in 1997. The drop in apartment vacancies since 2005 can be attributed to the robust economy in Calgary. A significant number of jobs are being created while the unemployment rate has remained near record lows throughout the year. Calgary's tight labour market and rising wages have attracted a multitude of people to the city. In 2006, net migration totalled 25,794, an 89 per cent gain over the previous year and the strongest performance on record. The large net flow of people to Calgary has elevated demand for housing, and many of these people have found their accommodation in the rental market. A shortage of resale active listings earlier in the year, prolonged construction periods for new units, and escalating prices in both the new and resale market has also contributed to the reduction in apartment vacancies.

CMHC's survey found 211 vacant privately-owned apartments in the Calgary CMA, 450 fewer than the 661 vacant units reported in October of 2005. The vacancy rate by bedroom type was low in all categories. The vacancy rate for a bachelor and three-bedroom or larger apartments was 0.8 per cent, while one-bedroom and two-bedroom apartments had an average vacancy rate of 0.5 per cent.

For the second consecutive year, the apartment vacancy rate declined in all of the 10 sectors comprising the Calgary CMA. As was the case in 2005, the largest decline occurred in the Southeast sector (Zone 5), where vacancies were reduced by 1.7 percentage points to 1.1 per cent. The only other zone where the vacancy rate was at least one per cent was in the Northwest (Zone 6) where the vacancy rate dropped to one percent from two per cent last year. All the other zones had a vacancy rate of less than one per cent. Vacancy rates ranged from zero to 0.2 per cent for Downtown (Zone 1), North Hill (Zone 3), North East (Zone 7), Chinook (Zone 8), and Other Centers (Zone 10). In these five zones there were only a combined total of 16 vacant apartments.

By structure size, the vacancy rates dropped in every category size since 2005, regardless of the number of units in the apartment. The most notable change occurred among buildings consisting of three to five units, where the vacancy rate fell 2.2 percentage points to 1.1 per cent. All other

Figure 1



[2] CMHC's October Rental Market Survey, which covers private row and apartment structures with three or more units, is being expanded to include information on the secondary rental market. More specifically, for the Vancouver, Toronto and Montréal CMAs, the following types of units are now surveyed:

- rented single-detached houses;
- rented double (semi-detached) houses;
- rented freehold row/town houses;
- rented duplex apartments;
- rented accessory apartments;
- rented apartments which are part of a commercial or other type of structure containing one or two dwelling units.

structure size categories had a vacancy rate of between 0.2 per cent and 0.7 per cent.

Rents Climb in 2006

Table 1.1.2 provides the details on average apartment rents by bedroom type and survey zone. The highest average monthly rents for two-bedroom apartments in new and existing structures were in Downtown ($1,095) and Beltline ($1,006), followed by Fish Creek ($987) and Chinook ($968). The lowest average monthly rents for two-bedroom apartments in new and existing structures were in North Hill ($815).

The rapid tightening in the rental market has led to bigger rent increases in 2006 than seen in 2005. This year, CMHC is introducing a measure for the change in rents for existing structures. By focusing on existing structures, we can exclude the impact of new structures added to the rental universe between surveys and conversions and get a better indication of the rent increase in existing structures. For the Calgary CMA, the average rent for a two-bedroom apartment in existing structures increased by 19.5 per cent in October 2006 compared to a year ago.

Rental Stock Continued to be Converted to Condo

Calgary's rental market universe continued to shrink in 2006. Following a 919-unit decline in 2005, the rental apartment universe fell by another 1,083 units in 2006, reducing the apartment universe by 2.6 per cent to 40,333 units. The reduced supply in the rental apartment universe has helped to reduce apartment vacancy rates as well as put upward pressure on rents. The decline in the rental stock can mostly be attributed to the continuation in conversion of units from rental tenure to condominium. In 2006, the number of rental units converted to condominium amounted to 946 units, of which 767 were apartment and 179 were row rentals.

The conversion of apartments from rental to homeownership is expected to continue as property owners capitalize on their rental investment. In terms of new rental construction, there has been very little in the Calgary CMA to replace the depletion of the existing stock. New rental construction this year has amounted to two projects totalling 148 units. Of these, one project is a rental structure of 88 units for seniors, while the other project is 60 units for social housing under the Affordable Housing Initiative. Discussions with industry players indicate that investment in new rental construction does not provide a sufficient return given the risk involved. With the 18 percent increase in the average rent for all bedroom types this year, it remains to be seen if this additional cash flow will be enough to stimulate new rental construction.

Availability Survey Indicates Rental Market will Remain Tight

CMHC has expanded its Rental Market Survey to include a study of availability. A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant. A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental. As the definition of availability includes vacancy, the availability rate will always be equal to or greater than the vacancy rate.

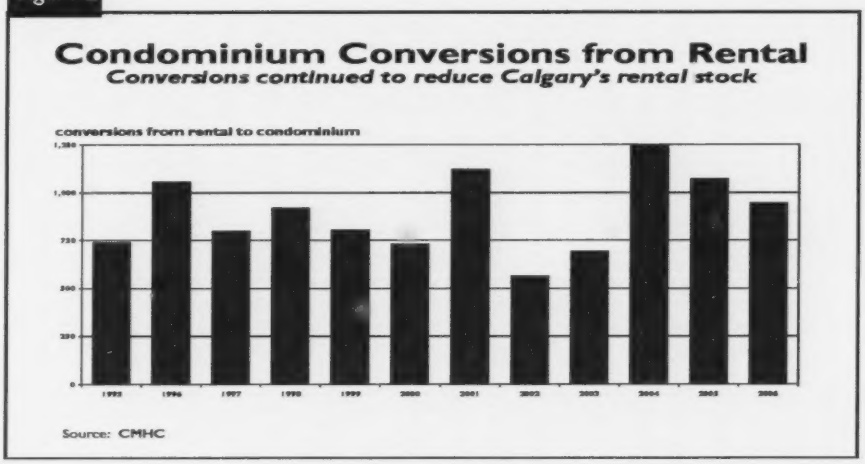
The availability rate reveals the intentions of tenants and landlords and provides a glimpse of the future state of the rental market with respect to availability. Calgary's apartment availability rate decreased to 1.6 per cent in the October 2006 survey, down 1.8 percentage points from the previous year. The 1.6 per cent availability rate translates to approximately 645 apartment units available for rent at the time of the survey.

There is a significant variation in availability by geographical location and bedroom type. Three-bedroom plus apartments had the highest rate of availability, at 2.6 per cent. The lowest availability rates were among one-bedroom suites, at 1.4 per cent. In terms of available units, the Beltline has the most available bachelor and one-bedroom units, at 31 and 100, respectively. The most available two-bedroom apartments could be found in the Northwest (Zone 6), where 94 units were available during the survey.

Geographically, it was most difficult to find an apartment in the Downtown area. The availability rate was lowest there at 0.2 per cent, representing only 11 available apartment units. Most of the available units were in the Beltline where the availability rate was 1.7 per cent, representing a total of 180 apartment units available for rent.

Row (Townhouse) Vacancies Low

Figure 2


Condominium Conversions from Rental
Conversions continued to reduce Calgary's rental stock
conversions from rental to condominium
Source: CMHC

In 2006, row vacancy rates in the Calgary CMA declined to 0.7 per cent, a two percentage point drop from 2005's level and the lowest rate since 1998. Townhouse vacancy rates dropped in all zones and among all bedroom types since 2005. At the time of the October 2006 survey, there were only 31 vacant units out of a universe of 4,513 townhouses. There were also few townhouses available for rent, as the availability rate was 1.6 per cent. Of the 4,513 townhouses in the universe, only 316 row units were available for rent at the time of the survey.

Row vacancy rates dropped in every zone and bedroom type, as compared to last year. Vacancies were lowest in North Hill (Zone 3), at zero per cent, while the Northwest (Zone 6) had the highest row vacancy rate of 0.8 per cent. Vacancy rates were low for row units in all categories by bedroom type. Among bedroom types, two-bedroom row units had the lowest vacancy rate of 0.5 per cent, down from 2.3 per cent in 2005.

Table 2.1.2 provides the details on average townhouse rents by bedroom type and survey zone. The highest average monthly rents for two-bedroom row units in new and existing structures were in Northwest ($947) and Northeast ($944). The lowest average monthly rents for two-bedroom townhouse units in new and existing structures were reported in the Southwest ($810).

In 2006, the townhouse rental universe was reduced by 246 units, representing about a five per cent decline since the 2005 survey. As of October 2006, there were no new row rental units under construction. Given the demand for rental accommodation in Calgary and the shrinking row rental universe, vacancy rates in this segment of the rental market are expected to remain low in 2007.

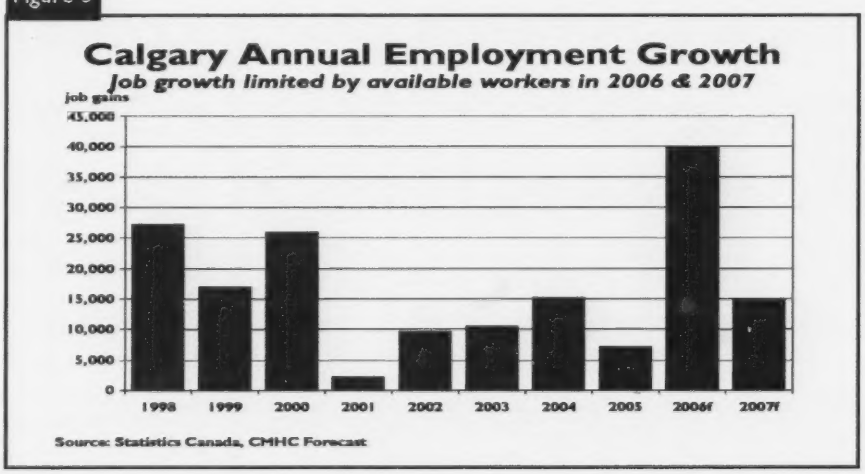
Rental Market Outlook

Few Vacancies Expected in 2007

Calgary's economy is experiencing one of its strongest performances on record thanks to the strength of the oil and gas sector and a construction boom with a multitude of residential, commercial, institutional and infrastructure projects. High level of economic activity has resulted in a very tight labour market and a shortage of skilled labour. At the time of writing, the unemployment rate was 3.2 per cent, representative of more than full-employment conditions.

The tight labour market is attracting a multitude of people to Calgary from other parts of Canada and other countries. Following 13,667 net

Figure 3



migrants in 2005, net migration to the City of Calgary increased dramatically in the fiscal year 2006, reaching 25,794 people. In 2007, net migration, the number of people coming minus leaving, is expected to reach 26,000 people.

Sustained inflow of people to Calgary should sufficiently replace those renters moving to homeownership. Meanwhile, the continued conversion of rental apartments to condominium units and very few rental housing starts will put downward pressure on the number of units in the rental apartment universe. As a result, CMHC expects little change in the apartment vacancy rate from 2006 to 2007.

Rent Increases to Moderate in 2007

The strong demand for apartment units and low inventory will support growth in rental rates. Over the past two years, Calgary's rental apartment vacancy rate has tightened dramatically, falling from a 10-year high in 2003 to equal a record low this year. As a result, the period of high vacancy rates which caused landlords to provide incentives and keep rents flat is long behind us. As new rental agreements are negotiated, rents are expected to reflect existing market conditions. The average rent for all bedroom types in 2007 is projected to be $911 per month.

Condominium Rental Market Survey

CMHC's October Rental Market Survey, which covers private row and apartment structures with three or more units, is being expanded to include information on the secondary rental market. More specifically, CMHC will now provide information on apartment condominiums offered for rent in the following centres: Vancouver, Calgary, Edmonton, Toronto, Ottawa, Montréal and Québec. The additional information should help to provide a more complete overview of the rental markets in those centres.

Also, for the Vancouver, Toronto and Montréal CMAs, the following types of units are now surveyed: rented single-detached houses, rented double (semi-detached) houses, rented freehold row/town houses, rented duplex apartments, rented accessory apartments, and rented apartments which are part of a commercial or other type of structure containing one or two dwelling units. The methodology section at the end of this report provides more detailed information on the Secondary Rental Market Survey.

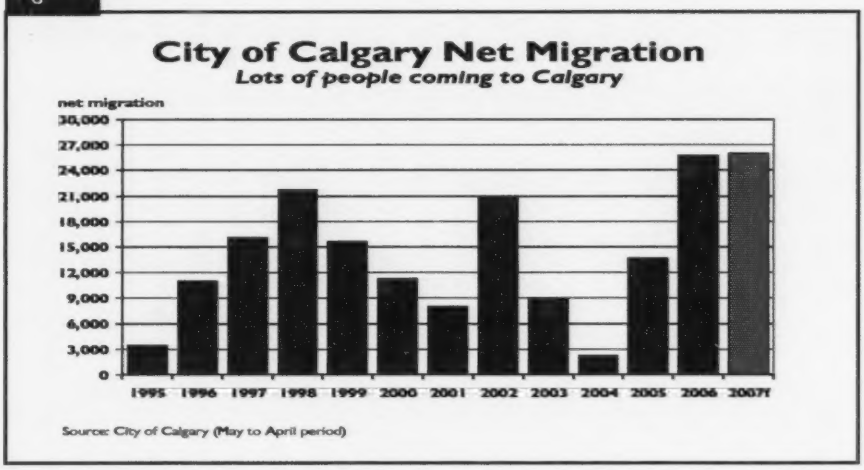
Condo Universe

The condo survey in the Calgary CMA found the condominium apartment universe to be 26,539 units of which 4,686 are rented. In other words, about 18 per cent of condominium apartments in the Calgary CMA are in the rental pool. The majority of these condominium rental units are located in the Core.

Condo Apartment Vacancy Rates Very Low

The vacancy rate for rental condominium apartments of 0.7 per cent mirrors the rental apartment vacancy rate of 0.5 per cent. By building size, the market is not quite as tight in the 50 to 99 unit buildings where the condo vacancy rate is 1.2 per cent. The slightly higher vacancy rate of rental condominium apartments as compared to rental apartments may be because of the higher condo rents.

Figure 4



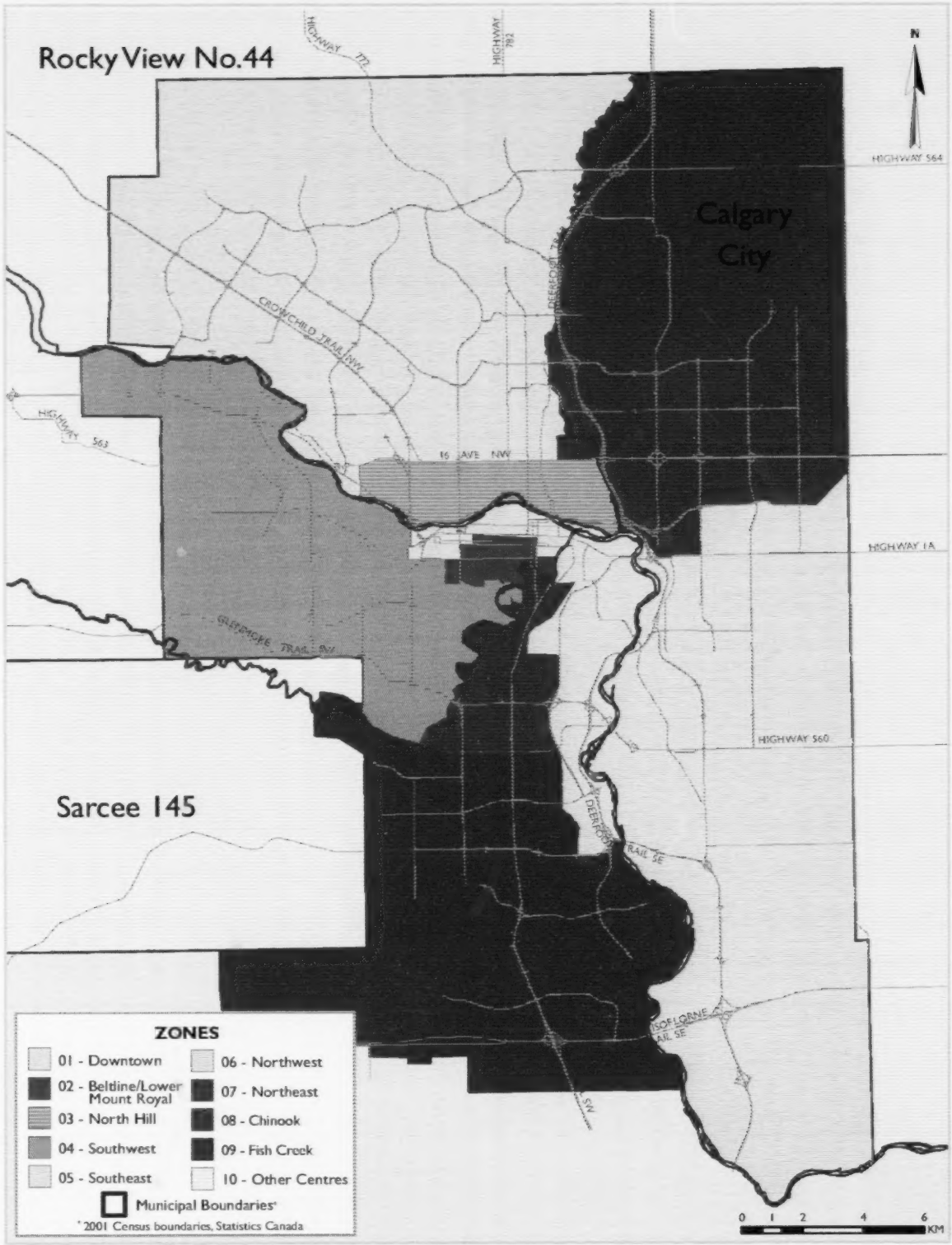
Condo Rental Rate Higher than Apartment Rental Rate

In general, condominium units would be expected to rent for more than a similar sized rental unit because condos are designed and marketed as "homeowner product." As such, condo apartments are typically better appointed and likely newer than rental apartments. By bedroom type, the rental gap is the widest for three-bedroom units where condo apartments are rented for $1,670 per month, about 89 per cent more than a rental apartment. In the two-bedroom type, condos rented for an average of $1,257 per month, this was about 31 per cent more or $297 a month more than the typical rental apartment.

R

Rental Market Survey - Now also done in the spring

Starting in 2007, CMHC will be conducting a rental market survey in the spring, in addition to the one conducted in the fall. The results of the spring survey will be published in June and will provide centre-level information on key rental market indicators such as vacancy rates and average rents. This will give users ascess to mire timely information on market trends.


Rocky View No.44
Calgary City
Sarcee 145
HIGHWAY 772
HIGHWAY 782
HIGHWAY 564
CROWCHILD TRAIL NW
HIGHWAY 563
16 AVE NW
GLENMORE TRAIL SW
HIGHWAY 1A
HIGHWAY 560
DEERFOOT TRAIL SE
MACLEOD TRAIL SE
ZONES
01 - Downtown
02 - Beltline/Lower Mount Royal
03 - North Hill
04 - Southwest
05 - Southeast
06 - Northwest
07 - Northeast
08 - Chinook
09 - Fish Creek
10 - Other Centres
Municipal Boundaries*
*2001 Census boundaries, Statistics Canada
0 1 2 4 6 KM

RMS ZONE DESCRIPTIONS - CALGARY CMA	
Zone 1	**Downtown** - North: the Bow River; West: 24 Street SW; East: the Elbow River; South: 17 Avenue SW (from 24A Street SW to 14 Street SW), 12 Avenue SW (from 14 Street SW to 11 Street SW), 10 Avenue SW (from 11 Street SW to 2nd Street SE), and 17 Avenue SE (from 2nd Street SE to the Elbow River).
Zone 2	**Beltline/Lower Mount Royal** - North: 17 Avenue SW (from 17 Street SW to 14 Street SW), 12 Avenue SW (from 14 Street SW to 11 Street SW), 10 Avenue SW (from 11 Street SW to 2nd Street SE), and 17th Avenue SE (from 2nd Street SE to the Elbow River); West: 17 Street SW; East: 2nd Street SE (from 10 Avenue SW to 17 Avenue SE), otherwise Elbow River; South: 26 Avenue SW (from 17 Street SW to 14 Street SW), Frontenac Avenue (from 14 Street SW to 8 Street SW), Hillcrest Avenue (from 8 Street SW to 4 Street SW), otherwise Elbow River.
Zone 3	**North Hill** - North: 16 Avenue NW; West: 37 Street NW; East: Deerfoot Trail; South: Bow River.
Zone 4	**Southwest** - North: Bow River; West: West City Limits; East: 24 Street SW (from Bow River to 17 Avenue SW), 17 Street SW (from 17 Avenue SW to 26 Avenue SW), otherwise Elbow River; South: Tsuu T'ina Nation 145 (from West City Limits to Sarcee Trail SW), Glenmore Trail (from Sarcee Trail SW), otherwise Glenmore Reservoir.
Zone 5	**Southeast** - North: Bow River (from Elbow River to Barlow Trail SE), 17 Avenue SE (from Barlow Trail SE to 36 Street SE), Memorial Drive SE (from 36 Street SE to Eastern City Limits); West: Elbow River (from Bow River to 25 Avenue SW), Blackfoot Trail (from 26 Avenue SW to Anderson Road SE), otherwise Bow River; East: Eastern City Limits; South: Southern City Limits.
Zone 6	**Northwest** - North: Northern City Limits; West: Western City Limits; East: Nose Creek; South: Bow River (from Western City Limits to 37 Street NW), otherwise 16th Avenue NW.
Zone 7	**Northeast** - North: Northern City Limits; West: Nose Creek; East: Eastern City Limits; South: Bow River (from Nose Creek to Barlow Trail SE), 17 Avenue SE (from Barlow Trail SE to 36 Street SE), Memorial Drive SE (from 36 Street SE to Eastern City Limits).
Zone 8	**Chinook** - North: Elbow River; West: Elbow River; East: Blackfoot Trail; South: Heritage Drive SW.
Zone 9	**Fish Creek** - North: Glenmore Reservoir (from Western City Limits to 14 Street SW), otherwise Heritage Drive SW and SE; West: Western City Limits; East: Blackfoot Trail (from Heritage Drive SE Avenue SW to Anderson Road SE), otherwise Bow River; South: Southern City Limits.
Zones 1-9	**Calgary City**
Zone 10	**Other Centres**
Zones 1-10	**Calgary CMA**

CONDOMINIUM SUB AREA DESCRIPTIONS - CALGARY CMA	
Sub Area 1	**Core** includes RMS Zone 1 (Downtown); Zone 2 (Beltline/Lower Mount Royal); and Zone 3 (North Hill).
Sub Area 2	**West** includes RMS Zone 4 (Southwest); Zone 6 (Northwest); Zone 8 (Chinook); and Zone 9 (Fish Creek).
Sub Area 3	**East** includes RMS Zone 5 (Southeast); Zone 7 (Northeast); and Zone 10 (Other Centres).
Sub Areas 1-3	**Calgary CMA**

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type

1.1.2 Average Rents ($) by Zone and Bedroom Type

1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type

1.1.4 Availability Rates (%) by Zone and Bedroom Type

1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type

1.2.2 Average Rents ($) by Year of Construction and Bedroom Type

1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type

1.3.2 Average Rents ($) by Structure Size and Bedroom Type

1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type

2.1.2 Average Rents ($) by Zone and Bedroom Type

2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type

2.1.4 Availability Rates (%) by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type

3.1.2 Average Rents ($) by Zone and Bedroom Type

3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type

3.1.4 Availability Rates (%) by Zone and Bedroom Type

Available in the Quebec, Montreal, Ottawa, Toronto, Edmonton, Calgary and Vancouver Reports

Rental Condominium Apartment Data *

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($)

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto and Vancouver Reports

Secondary Rented Unit Data *

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type

5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

*** New Surveys - Please refer to the Methodology section for additional information.**

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1 - Downtown	2.0 b	0.3 a	1.2 a	0.0 b	1.6 a	0.1 b	**	**	1.4 a	0.1 b
Zone 2 - Beltline	2.8 c	**	1.6 b	0.7 a	1.4 a	0.3 a	0.0 c	2.0 c	1.6 b	0.6 a
Zone 3 - North Hill	0.5 b	0.0 c	0.5 a	0.3 b	1.2 a	0.0 c	**	0.0 d	0.7 a	0.1 b
Zone 4 - Southwest	0.5 b	0.0 d	2.1 c	0.6 a	2.6 b	1.2 a	**	0.0 c	2.3 b	0.8 a
Zone 5 - Southeast	3.9 c	0.0 a	1.9 a	0.8 a	2.7 a	1.0 a	5.9 c	2.7 c	2.8 a	1.1 a
Zone 6 - Northwest	**	0.0 d	1.5 b	1.2 a	1.6 b	0.9 a	5.4 d	**	2.0 a	1.0 a
Zone 7 - Northeast	**	n/s	1.2 a	0.1 a	2.1 a	0.2 a	3.2 a	**	1.8 a	0.2 a
Zone 8 - Chinook	0.0 b	2.2 a	2.0 a	0.1 a	1.0 a	0.1 a	1.0 a	0.0 c	1.5 a	0.1 a
Zone 9 - Fish Creek	0.0 a	0.0 a	0.4 a	0.6 a	0.6 a	0.5 a	2.7 a	1.0 a	0.7 a	0.5 a
Calgary City (Zones 1-9)	2.0 b	0.9 a	1.4 a	0.5 a	1.6 a	0.5 a	3.5 c	0.8 a	1.6 a	0.5 a
Zone 10 - Other Centres	0.0 a	0.0 a	0.9 a	0.0 a	0.8 a	0.0 a	2.1 a	0.0 a	0.9 a	0.0 a
Calgary CMA	**2.0 b**	**0.8 a**	**1.4 a**	**0.5 a**	**1.6 a**	**0.5 a**	**3.5 c**	**0.8 a**	**1.6 a**	**0.5 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1 - Downtown	526 a	629 a	683 a	833 a	877 a	1,095 a	**	1,109 b	735 a	897 a
Zone 2 - Beltline	544 a	635 b	665 a	775 a	848 a	1,006 a	1,139 b	1,376 b	718 a	841 a
Zone 3 - North Hill	507 a	568 c	620 a	660 a	730 a	815 a	747 c	835 c	656 a	717 a
Zone 4 - Southwest	471 a	589 c	637 a	739 a	770 a	915 a	733 b	807 b	698 a	818 a
Zone 5 - Southeast	479 b	541 c	670 a	825 a	704 a	869 a	642 a	704 a	676 a	820 a
Zone 6 - Northwest	488 b	520 b	682 a	816 a	794 a	931 a	768 b	892 b	740 a	873 a
Zone 7 - Northeast	**	n/s	655 a	782 a	771 a	933 a	763 a	826 b	728 a	873 a
Zone 8 - Chinook	493 b	635 a	665 a	774 a	797 a	968 a	872 b	1,079 b	724 a	872 a
Zone 9 - Fish Creek	586 a	698 a	733 a	857 a	856 a	987 a	831 a	1,007 a	811 a	943 a
Calgary City (Zones 1-9)	524 a	618 a	666 a	781 a	809 a	962 a	776 a	887 a	723 a	852 a
Zone 10 - Other Centres	477 a	493 a	619 a	713 a	712 a	837 a	721 a	757 a	677 a	778 a
Calgary CMA	**524 a**	**617 a**	**666 a**	**780 a**	**808 a**	**960 a**	**775 a**	**884 a**	**723 a**	**851 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2006 by Zone and Bedroom Type
Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Downtown	1 a	371	1 b	3,506	1 b	1,542	**	21	3 b	5,440
Zone 2 - Beltline	**	850	41 a	6,231	11 a	3,432	1 c	51	67 a	10,564
Zone 3 - North Hill	0 c	182	5 b	2,101	0 c	1,379	0 d	105	5 b	3,767
Zone 4 - Southwest	0 d	147	15 a	2,328	28 a	2,282	0 c	477	43 a	5,233
Zone 5 - Southeast	0 a	52	4 a	554	7 a	696	5 c	188	16 a	1,490
Zone 6 - Northwest	0 d	109	23 a	1,985	21 a	2,413	**	449	48 a	4,957
Zone 7 - Northeast	n/s	n/s	1 a	699	2 a	1,112	**	71	4 a	1,882
Zone 8 - Chinook	1 a	45	2 a	1,452	1 a	1,308	0 c	98	4 a	2,903
Zone 9 - Fish Creek	0 a	51	7 a	1,169	10 a	2,123	3 a	314	20 a	3,657
Calgary City (Zones 1-9)	15 a	1,806	100 a	20,026	81 a	16,286	14 a	1,775	211 a	39,893
Zone 10 - Other Centres	0 a	23	0 a	114	0 a	255	0 a	48	0 a	440
Calgary CMA	**15 a**	**1,829**	**100 a**	**20,140**	**81 a**	**16,541**	**14 a**	**1,823**	**211 a**	**40,333**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1 - Downtown	3.9 b	0.3 a	3.5 a	0.2 a	3.3 a	0.2 b	**	**	3.5 a	0.2 a
Zone 2 - Beltline	5.4 c	3.6 d	3.7 b	1.6 a	4.5 b	1.4 a	1.9 c	2.0 c	4.1 b	1.7 a
Zone 3 - North Hill	4.5 d	0.5 b	2.4 a	0.9 a	3.0 b	0.4 a	**	0.0 d	2.6 a	0.7 a
Zone 4 - Southwest	0.5 b	**	3.2 c	2.3 b	4.1 c	3.2 c	**	**	3.6 b	2.9 a
Zone 5 - Southeast	5.9 b	0.0 a	2.5 a	2.9 a	4.4 a	2.2 a	10.3 d	4.7 c	4.4 a	2.7 a
Zone 6 - Northwest	**	0.0 d	4.2 b	2.7 b	3.8 b	3.9 b	**	2.8 c	4.3 b	3.3 b
Zone 7 - Northeast	**	n/s	1.9 a	1.3 a	4.5 a	1.0 a	5.3 a	**	3.6 a	1.2 a
Zone 8 - Chinook	0.0 b	2.2 a	2.5 a	0.7 a	1.6 a	0.8 a	4.7 a	1.1 a	2.1 a	0.8 a
Zone 9 - Fish Creek	0.0 a	0.0 a	0.9 a	1.1 a	1.4 a	0.7 a	4.7 b	1.7 b	1.5 a	0.9 a
Calgary City (Zones 1-9)	4.3 b	2.4 c	3.2 a	1.4 a	3.5 a	1.7 a	5.8 c	2.7 b	3.5 a	1.6 a
Zone 10 - Other Centres	8.7 a	0.0 a	0.9 a	0.0 a	1.5 a	2.0 a	2.1 a	0.0 a	1.8 a	1.1 a
Calgary CMA	**4.3 b**	**2.3 c**	**3.2 a**	**1.4 a**	**3.4 a**	**1.7 a**	**5.7 c**	**2.6 b**	**3.4 a**	**1.6 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Calgary CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Calgary CMA										
Pre 1960	**	0.0 c	1.9 c	0.6 b	0.9 d	0.1 b	**	**	1.6 c	0.4 b
1960 - 1974	1.7 c	0.6 a	1.4 a	0.5 a	1.3 a	0.7 a	3.3 c	0.7 a	1.5 a	0.6 a
1975 - 1989	2.5 a	1.6 c	1.3 a	0.4 a	1.6 a	0.4 a	3.8 d	0.8 d	1.6 a	0.5 a
1990+	n/u	n/s	3.5 c	0.0 d	5.1 d	0.1 b	**	**	4.3 d	0.1 b
Total	2.0 b	0.8 a	1.4 a	0.5 a	1.6 a	0.5 a	3.5 c	0.8 a	1.6 a	0.5 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Calgary CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Calgary CMA										
Pre 1960	535 c	603 b	625 a	715 a	759 a	869 b	n/s	**	647 a	731 a
1960 - 1974	534 a	634 b	659 a	774 a	792 a	943 a	784 a	911 a	707 a	835 a
1975 - 1989	508 a	609 a	675 a	783 a	800 a	948 a	757 a	836 a	734 a	861 a
1990+	n/u	n/s	878 a	1,077 a	1,125 a	1,276 b	**	**	1,020 a	1,201 a
Total	524 a	617 a	666 a	780 a	808 a	960 a	775 a	884 a	723 a	851 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Calgary CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Calgary CMA										
3 to 5 Units	0.0 d	0.0 d	4.8 d	1.2 a	2.3 c	1.2 a	4.3 d	1.0 a	3.3 c	1.1 a
6 to 19 Units	**	**	1.7 c	0.6 a	2.0 c	0.7 a	0.7 b	0.0 d	1.8 b	0.7 a
20 to 49 Units	2.4 a	0.4 a	1.3 a	0.6 a	1.1 a	0.3 a	0.8 a	0.9 a	1.3 a	0.5 a
50 to 99 Units	3.4 a	1.0 a	1.3 a	0.7 a	1.1 a	0.5 a	0.9 a	0.0 a	1.3 a	0.6 a
100+ Units	0.4 a	0.5 a	1.0 a	0.1 a	1.8 a	0.3 a	5.2 a	0.6 b	1.4 a	0.2 a
Total	2.0 b	0.8 a	1.4 a	0.5 a	1.6 a	0.5 a	3.5 c	0.8 a	1.6 a	0.5 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.3.2 Private Apartment Average Rents ($)
by Structure Size and Bedroom Type
Calgary CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Calgary CMA										
3 to 5 Units	463 b	488 b	543 a	582 a	672 a	726 a	694 a	760 a	653 a	709 a
6 to 19 Units	486 a	563 b	600 a	656 a	721 a	800 a	802 a	896 b	630 a	694 a
20 to 49 Units	522 a	622 a	655 a	766 a	783 a	921 a	889 a	1,045 a	710 a	835 a
50 to 99 Units	565 a	668 a	715 a	877 a	858 a	1,044 a	996 a	1,172 a	775 a	949 a
100+ Units	600 a	742 b	737 a	894 a	900 a	1,103 a	960 a	1,244 b	812 a	990 a
Total	524 a	617 a	666 a	780 a	808 a	960 a	775 a	884 a	723 a	851 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Calgary CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Calgary CMA										
LT $600	2.7 a	1.8 c	2.1 a	0.5 a	1.8 b	4.7 d	5.9 c	1.2 d	2.3 a	1.1 a
$600 - $699	1.9 b	0.3 b	1.7 a	0.5 a	2.5 a	0.2 a	2.2 b	2.1 c	1.9 a	0.5 a
$700 - $799	0.0 a	0.6 b	1.2 a	0.3 a	1.3 a	0.3 a	4.7 c	0.0 a	1.4 a	0.3 a
$800 - $899	0.0 a	1.0 a	1.5 a	0.4 a	1.2 a	0.5 a	5.0 c	0.7 a	1.5 a	0.5 a
$900 - $999	n/s	**	0.0 a	0.5 a	2.9 a	0.2 a	3.6 c	0.0 a	2.5 a	0.3 a
$1000+	n/s	**	10.0 c	1.9 a	2.5 c	0.6 a	1.9 c	1.2 a	3.2 c	1.0 a
Total	2.0 b	0.8 a	1.4 a	0.5 a	1.6 a	0.5 a	3.5 c	0.8 a	1.6 a	0.5 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type
Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1 - Downtown	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Zone 2 - Beltline	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 3 - North Hill	**	n/u	**	**	0.0 a	**	**	**	0.0 a	0.0 a
Zone 4 - Southwest	**	**	12.1 a	0.0 c	3.0 a	0.5 a	4.5 a	0.0 a	4.1 a	0.3 a
Zone 5 - Southeast	n/u	n/u	**	**	2.8 a	0.0 a	5.9 a	1.3 a	4.5 a	0.6 a
Zone 6 - Northwest	n/u	n/u	1.5 a	1.5 b	2.0 a	0.5 a	3.5 a	1.2 a	2.6 a	0.8 a
Zone 7 - Northeast	n/u	n/u	**	**	1.8 a	0.8 a	1.0 a	0.7 a	1.4 a	0.7 a
Zone 8 - Chinook	n/u	n/u	n/u	n/u	**	**	**	**	0.0 a	**
Zone 9 - Fish Creek	**	**	**	**	2.6 a	0.5 a	3.7 a	1.1 a	2.7 a	0.7 a
Calgary City (Zones 1-9)	0.0 a	**	3.0 a	0.7 a	2.3 a	0.5 a	3.3 a	0.9 a	2.7 a	0.7 a
Zone 10 - Other Centres	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Calgary CMA	**0.0 a**	****	**3.0 a**	**0.7 a**	**2.3 a**	**0.5 a**	**3.3 a**	**0.9 a**	**2.7 a**	**0.7 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1 - Downtown	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Zone 2 - Beltline	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 3 - North Hill	**	n/u	**	**	1,065 c	**	**	**	806 c	**
Zone 4 - Southwest	**	**	515 a	564 b	756 a	810 a	822 a	945 a	761 a	848 a
Zone 5 - Southeast	n/u	n/u	**	**	748 a	854 b	787 a	915 a	764 a	873 b
Zone 6 - Northwest	n/u	n/u	619 a	701 b	810 a	947 a	854 a	960 b	819 a	938 a
Zone 7 - Northeast	n/u	n/u	**	**	764 a	944 a	853 a	1,024 b	811 a	982 b
Zone 8 - Chinook	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 9 - Fish Creek	**	**	**	**	816 a	906 a	867 a	941 a	829 a	913 a
Calgary City (Zones 1-9)	479 a	**	643 a	705 b	789 a	907 a	841 a	971 a	805 a	925 a
Zone 10 - Other Centres	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Calgary CMA	**479 a**	******	**643 a**	**705 b**	**789 a**	**907 a**	**841 a**	**971 a**	**805 a**	**925 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2006 by Zone and Bedroom Type
Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Downtown	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Zone 2 - Beltline	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 3 - North Hill	n/u	n/u	**	**	**	**	**	**	0 a	22
Zone 4 - Southwest	**	**	0 c	27	1 a	206	0 a	150	1 a	384
Zone 5 - Southeast	n/u	n/u	**	**	0 a	285	4 a	317	4 a	616
Zone 6 - Northwest	n/u	n/u	1 b	69	3 a	660	6 a	540	11 a	1,269
Zone 7 - Northeast	n/u	n/u	**	**	4 a	514	4 a	580	8 a	1,100
Zone 8 - Chinook	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 9 - Fish Creek	**	**	**	**	4 a	744	3 a	262	7 a	1,043
Calgary City (Zones 1-9)	**	**	1 a	160	12 a	2,461	17 a	1,879	31 a	4,503
Zone 10 - Other Centres	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Calgary CMA	**	**	1 a	160	12 a	2,471	17 a	1,879	31 a	4,513

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom+		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1 - Downtown	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Zone 2 - Beltline	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 3 - North Hill	**	n/u	**	**	0.0 a	**	**	**	2.7 a	0.0 a
Zone 4 - Southwest	**	**	30.3 a	**	5.8 a	3.0 a	5.1 a	2.0 a	7.2 a	2.7 a
Zone 5 - Southeast	n/u	n/u	**	**	5.3 a	2.5 a	6.7 a	1.6 a	6.0 a	1.9 a
Zone 6 - Northwest	n/u	n/u	1.5 a	1.5 b	4.9 a	1.8 b	5.7 a	2.8 a	5.0 a	2.2 a
Zone 7 - Northeast	n/u	n/u	**	**	3.1 a	1.6 a	2.4 a	1.6 a	2.7 a	1.5 a
Zone 8 - Chinook	n/u	n/u	n/u	n/u	**	**	**	**	3.7 a	**
Zone 9 - Fish Creek	**	**	**	**	3.6 a	0.5 a	6.2 a	1.1 a	4.1 a	0.7 a
Calgary City (Zones 1-9)	20.0 a	**	7.1 a	1.3 a	4.3 a	1.5 a	4.8 a	1.9 a	4.6 a	1.6 a
Zone 10 - Other Centres	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Calgary CMA	**20.0 a**	****	**7.1 a**	**1.3 a**	**4.3 a**	**1.5 a**	**4.8 a**	**1.9 a**	**4.6 a**	**1.6 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Vacancy Rates (%)
Calgary - 2006

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
Core	0.6	b	0.4	a
West	0.7	b	0.7	a
East	**		0.5	a
Calgary CMA	**0.7**	**a**	**0.5**	**a**

1Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1]
Average Rents ($) by Bedroom Type
Calgary - 2006

Condo Sub Area	Bachelor				1 Bedroom				2 Bedroom				3 Bedroom +			
	Rental Condo Apts.		Apts. in the RMS[1]		Rental Condo Apts.		Apts. in the RMS[1]		Rental Condo Apts.		Apts. in the RMS[1]		Rental Condo Apts.		Apts. in the RMS[1]	
Core	n/s		627	a	**		773	a	**		992	a	**		985	c
West	**		595	b	826	d	791	a	1,007	c	950	a	**		903	a
East	n/s		524	b	**		793	a	**		900	a	n/s		739	a
Calgary CMA	****		**617**	**a**	****		**780**	**a**	**1,257**	**d**	**960**	**a**	**1,670**	**d**	**884**	**a**

1Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \le cv \le 2.5$), b – Very good ($2.5 < cv \le 5$), c – Good ($5 < cv \le 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Total Vacancy Rates (%)
By Building Size
Calgary - 2006

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
Calgary CMA				
3 to 9 Units	**		1.3	a
10 to 19 Units	**		0.4	a
20 to 49 Units	**		0.5	a
50 to 99 Units	1.1	d	0.6	a
100+ Units	0.5	b	0.2	a
Total	0.7	a	0.5	a

1Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments
Calgary - 2006

Condo Sub Area	Condominium Universe	Rental Units [1]	Percentage of Units in Rental	Vacancy Rate
Core	10,253	2,359 d	23.0 d	0.6 b
West	13,496	2,093 d	15.5 d	0.7 b
East	2,940	342 c	11.6 c	**
Calgary CMA	**26,689**	**4,704 a**	**17.6 a**	**0.7 a**

1Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments By Building Size
Calgary - 2006

Condo Sub Area	Condominium Universe	Rental Units [1]	Percentage of Units in Rental	Vacancy Rate
Calgary CMA				
3 to 9 Units	300	**	**	**
10 to 19 Units	975	**	**	**
20 to 49 Units	5,890	1,215 d	20.6 d	**
50 to 99 Units	6,424	1,170 d	18.2 d	1.1 d
100+ Units	13,100	2,153 a	16.4 a	0.5 b
Total	26,689	4,704 a	17.6 a	0.7 a

1Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The data collected for a structure depends on whether it is an apartment or a row structure. The survey collects market rent, available and vacant unit data for all sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. This year, CMHC is also introducing a new measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the 2005 and 2006 Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights and in the narrative section of the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

In 2006, rented condominium apartments were surveyed in the following CMAs: Vancouver, Calgary, Edmonton, Toronto, Ottawa, Montréal and Québec. Other secondary rental market units were surveyed in Vancouver, Toronto and Montréal.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

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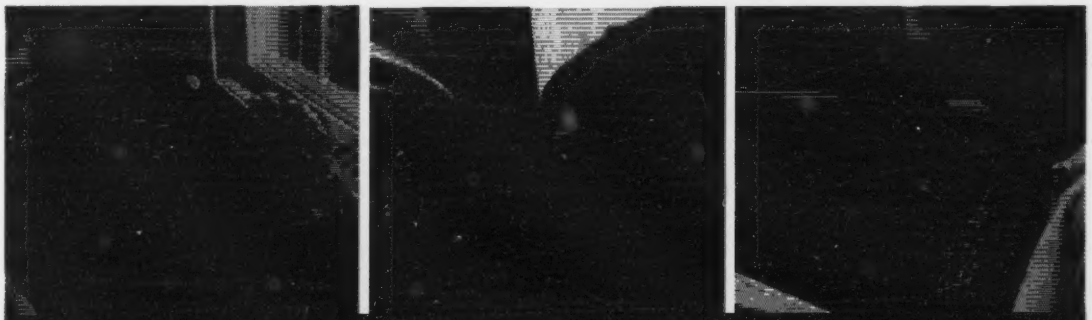

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